112.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	913,400 / 913,400
					USE VALUE:	913,400 / 913,400
					ASSESSED:	913,400 / 913,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY CAROLYN C/ TRUSTEE
Owner 2:	CAROLYN C MURPHY TRUST
Owner 3:	
Street 1:	49 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURPHY JOHN J/CAROLYN -
Owner 2:	-
Street 1:	49 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,654 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1913, having primarily Clapboard Exterior and 2021 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15654.000	352,900		560,500	913,400
Total Card	0.359	352,900		560,500	913,400
Total Parcel	0.359	352,900		560,500	913,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.90 | /Parcel: 451.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 71273

GIS Ref

GIS Ref

Insp Date 10/03/18

!8698!

PREVIOUS ASSESSMENT

Parcel ID 112.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	388,200	0	15,654.	622,700	1,010,900	1,010,900	Year End Roll	12/18/2019
2019	101	FV	299,300	0	15,654.	613,800	913,100	913,100	Year End Roll	1/3/2019
2018	101	FV	299,300	0	15,654.	471,500	770,800	770,800	Year End Roll	12/20/2017
2017	101	FV	299,300	0	15,654.	444,800	744,100	744,100	Year End Roll	1/3/2017
2016	101	FV	299,300	0	15,654.	409,200	708,500	708,500	Year End	1/4/2016
2015	101	FV	280,900	0	15,654.	382,500	663,400	663,400	Year End Roll	12/11/2014
2014	101	FV	280,900	0	15,654.	352,300	633,200	633,200	Year End Roll	12/16/2013
2013	101	FV	280,900	0	15,654.	352,300	633,200	633,200		12/13/2012

PRINT

Date	Time
12/10/20	23:14:41

LAST REV

Date	Time
04/13/20	14:16:53

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8698

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY JOHN J/C	71349-364	1	7/20/2018	Convenience	99	No	No		
MC NAIR DONALD	36262-509		8/29/2002		476,500	No	No		
	14116-515		10/1/1980		40,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2014	1466	Heat App	10,000					Install duct work.
7/7/2014	773	Solar Pa	18,643					
12/8/2009	1232	Redo Kit	38,500					& WINDOWS
9/25/2009	895	Inter-De	2,800					
11/28/1994	653		27,000	C				ADD 2ND FLOOR-ROOM
8/12/1994	413		2,200	C				FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2018	Inspected	BS	Barbara S
9/19/2018	MEAS&NOTICE	CC	Chris C
7/10/2014	External Ins	PC	PHIL C
11/18/2008	Meas/Inspect	355	PATRIOT
12/11/2002	MLS	MM	Mary M
10/30/2000	Hearing N/C	189	PATRIOT
2/7/2000	Measured	264	PATRIOT
10/11/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71273
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15654		Sq. Ft.	Site		0	70.	0.51	6			Easemen	-10					560,459						560,500	

Total AC/HA:	0.35937	Total SF/SM:	15654	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 560,459	Spl Credit	Total: 560,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.16948056
Const Adj.:	0.99890995
Adj $ / SQ:	122.662
Other Features:	103209
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395647
Depreciation:	42730
Depreciated Total:	352917

COMMENTS

owner states new easement.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

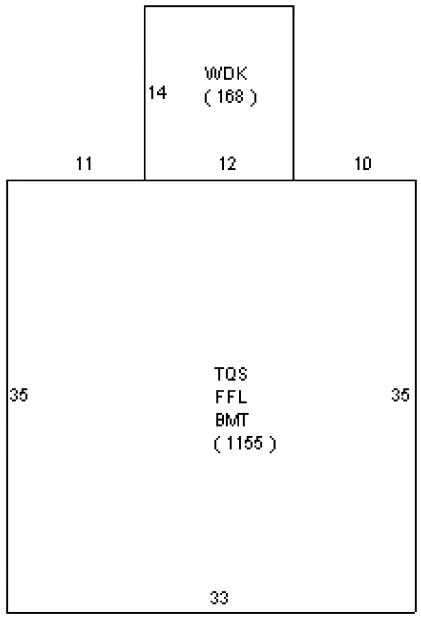
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	122.66
Special Features:	0	Val/Su Net:	105.53
Final Total:	352900	Val/Su SzAd	174.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,155	36.800	42,502
FFL	First Floor	1,155	122.660	141,674
TQS	3/4 Story	866	122.660	106,256
WDK	Deck	168	11.940	2,006
	Net Sketched Area:	3,344	Total:	292,438
Size Ad	2021.25	Gross Are	3633	FinArea 2021

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: